



DAVID
BURR

Holbrook Barn Road
Boxford, Suffolk

18 Holbrook Barn Road, Boxford, Suffolk, CO10 5HU

Enjoying an elevated position within a small, well-planned residential development on the periphery of the highly regarded village of Boxford, this substantial four bedroom detached family home offers spacious, well balanced accommodation, ample parking, an attached double garage and private west facing rear gardens.

The property has been subject to a comprehensive programme of enhancement and improvement, creating a comfortable and practical family home with excellent versatility. In addition, there remains considerable scope for further extension, adaptation or reconfiguration, including the potential to extend above the garage or incorporate the garage into the principal accommodation, subject to the necessary planning permissions and building regulation approvals.

The accommodation is approached via an entrance hall, with a front door incorporating obscured glazed panels. From here, access is provided to a particularly light and spacious dual-aspect sitting room, which forms the principal reception space. This welcoming room is centred around an attractive fireplace with inset wood burning stove and benefits from a range of casement windows to the front elevation, together with panel glazed sliding doors opening directly onto the rear gardens.

A ground floor shower room, finished with half height wall tiling, further enhances the flexibility of the accommodation and provides a useful facility for family life, guests or those seeking ground floor convenience.

The generously proportioned dual aspect kitchen/dining room is a particularly attractive attribute, fitted with an extensive range of contemporary gloss fronted units and incorporating a peninsula preparation and breakfast area. Complemented by wood effect flooring, this sociable and practical space is ideally suited to both everyday family living and entertaining.

Adjacent to the kitchen/dining room is a separate breakfast room or craft room, enjoying a desirable west-facing aspect over the rear gardens. Beyond this is a practical utility room, providing further storage and workspace, with personnel access into the attached double garage.

Arranged over the first floor are four generously proportioned double bedrooms, each fitted with UPVC-framed double glazed casement windows. The bedroom accommodation is served by a well-appointed family bathroom, creating an ideal layout as a family home.

Outside, the property benefits from ample private parking via a double width driveway, which leads to the attached double garage. The rear gardens are a particularly distinctive feature of the property, enjoying a private and enclosed west facing aspect with established boundaries and a range of useful external stores. The garden provides an excellent environment for outdoor entertaining, recreation, gardening and family use.



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- **Contemporary gloss fronted units with peninsula breakfast area**
- **Separate breakfast room or craft room with west facing aspect**
- **Ground floor shower room and first floor family bathroom**
- **Attached double garage**
- **Excellent scope for extension or adaptation, subject to consents**
- **Private west facing rear gardens with useful external stores**
- **Highly regarded village setting with amenities and countryside access**

- **Four bedroom detached family home**
- **Elevated position on the periphery of Boxford**
- **Small, well planned residential development**
- **Comprehensive programme of enhancement and improvement**
- **Spacious dual aspect sitting room**
- **Attractive fireplace with inset wood-burning stove**
- **Generous dual aspect kitchen/dining room**

Boxford is one of Suffolk's most desirable and picturesque villages, renowned for its wealth of historic architecture and thriving community. The village provides an excellent range of local amenities including a well-regarded primary school, the beautiful St Mary's Church, village shops including traditional butchers, post office, popular public houses, village café, the oldest garage in Suffolk and a thriving village hall with community events.

The village boasts a recreation ground with play park at the top of the village leading onto countryside trail and a popular lawn bowls club near the village centre where the River Box trickles through the village. Surrounded by unspoilt countryside, the area offers exceptional walking and outdoor opportunities.

The location also benefits from excellent accessibility to the wider Suffolk and Essex regions, with convenient road links to Colchester, Ipswich, and beyond. Boxford's combination of rural charm, everyday convenience, and architectural heritage makes it particularly appealing for those seeking village life.

Despite its rural charm, Boxford is conveniently positioned for access to the market towns of Hadleigh and Sudbury, both offering a wider range of shopping and leisure facilities. Mainline rail services are available from Manningtree and a branch line service runs from Sudbury to Marks Tey, providing regular connections to London Liverpool Street.

TENURE: Freehold

SERVICES: Mains water, drainage and electricity are connected. oil fired heating. **NOTE:** None of these services have been tested by the agent.

EPC RATING: TBC

WHAT3WORDS: inkjet.occur.tells

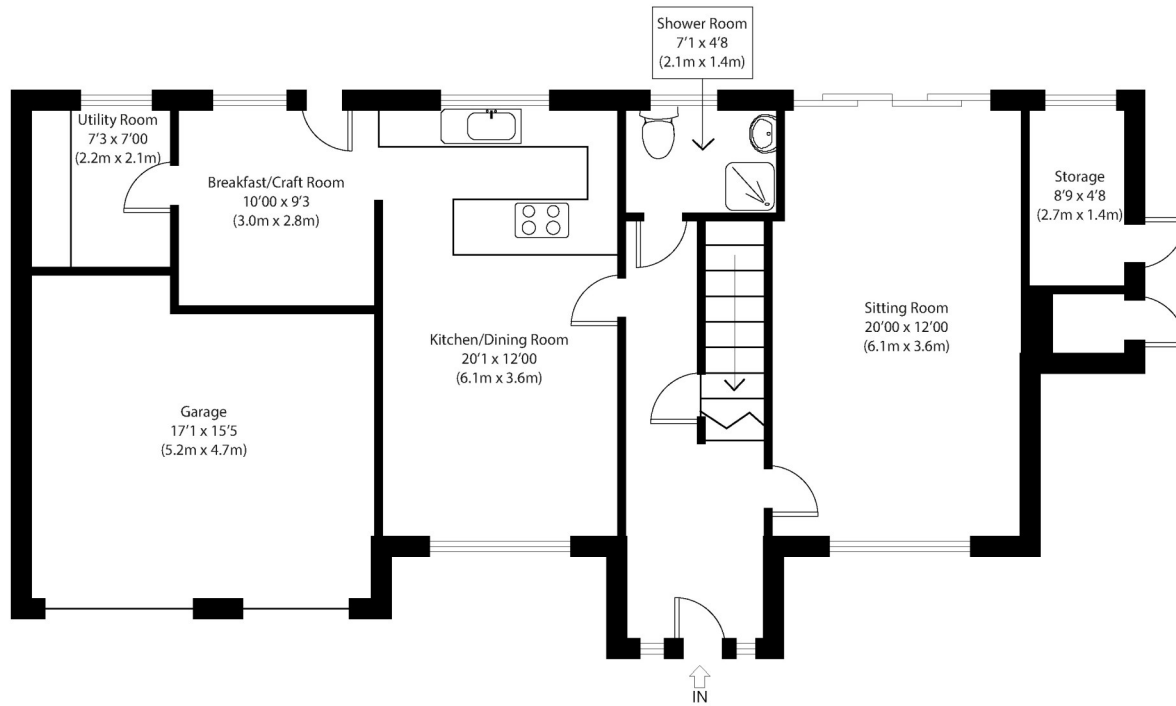
LOCAL AUTHORITY: Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000). **BAND:** D

VIEWING: Strictly by prior appointment only through DAVID BURR.

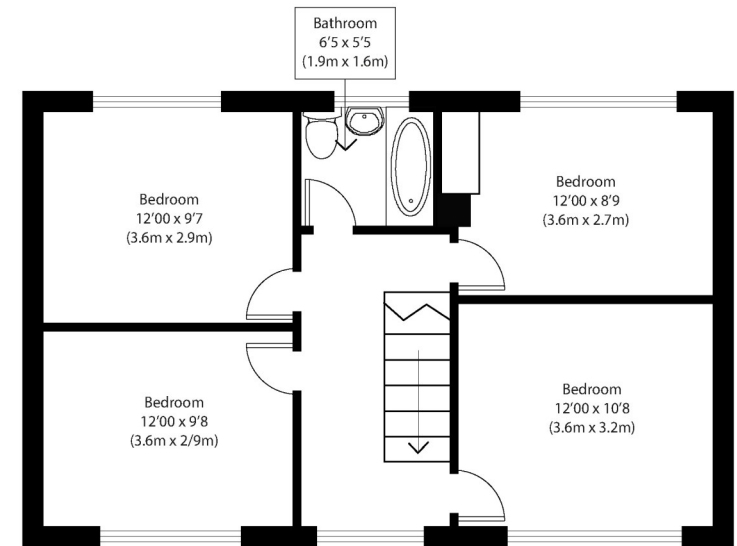
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Ground Floor



First Floor



Approximate Gross Internal Area
1740 sq ft (162 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photohausgroup.co.uk



